

019.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

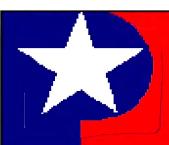
767,000 / 767,000

USE VALUE:

767,000 / 767,000

ASSESSED:

767,000 / 767,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAC KINNINN IRENE A/TRS	
Owner 2: MACKINNON TRUST	
Owner 3:	

Street 1: 71 SPY POND PKWY	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: MAC KINNINN IRENE A -	
Owner 2: -	

Street 1: 71 SPY POND PKWY	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6160	Sq. Ft.	Site	0	85.	0.98	2								514,081						514,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6160.000	252,900		514,100	767,000		13773
							GIS Ref
							GIS Ref
							Insp Date
							01/06/18

PREVIOUS ASSESSMENT								Parcel ID	019.0-0002-0004.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	252,900	0	6,160.	514,100	767,000		Year end	12/23/2021	
2021	101	FV	244,600	0	6,160.	514,100	758,700		Year End Roll	12/10/2020	
2020	101	FV	244,600	0	6,160.	514,100	758,700	758,700	Year End Roll	12/18/2019	
2019	101	FV	207,000	0	6,160.	665,300	872,300	872,300	Year End Roll	1/3/2019	
2018	101	FV	207,000	0	6,160.	423,400	630,400	630,400	Year End Roll	12/20/2017	
2017	101	FV	207,000	0	6,160.	387,100	594,100	594,100	Year End Roll	1/3/2017	
2016	101	FV	205,200	0	6,160.	314,500	519,700	519,700	Year End	1/4/2016	
2015	101	FV	192,800	0	6,160.	314,500	507,300	507,300	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC KINNINN IREN	1333-30		2/6/2007	Family		1	No	No	
	972-125		7/1/1983			1	No	No	A

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/27/2015	1228	Redo Bat	21,500	8/27/2015				Remodel bath 5ft b	1/6/2018	Inspected	BS	Barbara S					
5/26/2009	380	Siding	15,000						12/6/2017	MEAS&NOTICE	BS	Barbara S					
7/8/2008	748	Alterati	13,200			G10	GR FY10	NEW FRONT ENTRY	10/25/2016	Meas/Inspect	DGM	D Mann					
5/16/2008	474	Wood Dec	11,720						10/25/2016	Permit Visit	DGM	D Mann					
									1/27/2009	Meas/Inspect	345	PATRIOT					
									9/4/2008	External Ins	BR	B Rossignol					
									11/6/1999	Inspected	263	PATRIOT					
									9/28/1999	Mailer Sent							
									9/28/1999	Measured	263	PATRIOT					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5	- Cape			Full Bath: 1	Rating: Very Good															
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1												
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: k	- Kelwyn Manor			Fpl: 1	Rating: Average			Other												
GENERAL INFORMATION				WSFlue:	Rating:			Upper												
Grade: C	- Average			CONDOS INFORMATION				Lvl 2												
Year Blt: 1949	Eff Yr Blt:			Location:				Lvl 1												
Alt LUC:	Alt %:			Total Units:				Lower												
Jurisdct: G17	Fact: .			Floor:				Totals				RMs: 6	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN								
Lump Sum Adj:				Name:				Exterior:	No Unit			RMS	BRS	FL						
INTERIOR INFORMATION				Phys Cond: AG	- Avg-Good			Interior:	1			6	3	M						
Avg Ht/FL: STD				Functional:				Additions:				DEPRECIATION								
Prim Int Wal: 2	- Plaster			Economic:				Kitchen:												
Sec Int Wall:				Special:				Baths:												
Partition: T	- Typical			Override:				Plumbing:												
Prim Floors: 3	- Hardwood			Total: 26.4 %			Electric:													
Sec Floors:				CALC SUMMARY				Heating:												
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 110.00				General:	Totals											
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES												
Bsmnt Gar:				Const Adj.: 0.99989998				Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3	- Typical			Adj \$ / SQ: 148.485																
Insulation: 2	- Typical			Other Features: 85502																
Int vs Ext: S				Grade Factor: 1.00																
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000																
Heat Type: 3	- Forced H/W			NBHD Mod:																
# Heat Sys: 1				LUC Factor: 1.00																
% Heated: 100				Adj Total: 343637																
Solar HW: NO				Depreciation: 90720																
% Com Wal				Depreciated Total: 252917																
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:		Ind.Val		PARCEL ID 019.0-0002-0004.0							
SPEC FEATURES/YARD ITEMS				Model:																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE				
AssessPro Patriot Properties, Inc																